HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2015

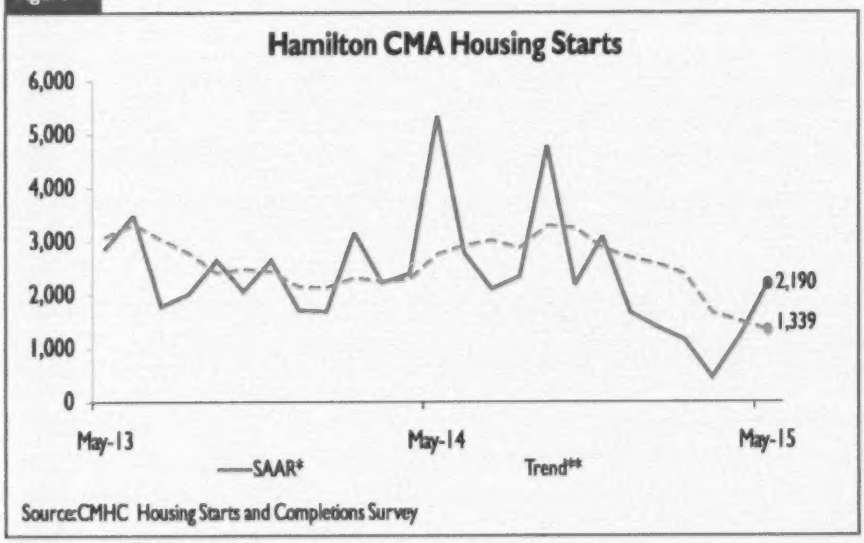
Table of Contents

1 Highlights
2 Housing Market Overview
4 Maps
10 Tables

Highlights

- The trend in Hamilton CMA total housing starts was down.
- High number of unsold new homes helped explain the downward trend in total housing starts.
- The trend in Brantford CMA total housing starts was relatively unchanged.

Figure 1



*SAAR[1]: Seasonally Adjusted Annual Rate.
**Trend: Six-month moving average of the SAAR

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Hamilton CMA Total Housing Starts Trending Down

Housing starts in the Hamilton Census Metropolitan Area (CMA) were trending down at 1,339 units in May compared to 1,489 units in April. The trend is a six month moving average of the monthly seasonally adjusted annual rate (SAAR) of housing starts. This month's decline in the trend measure of housing starts was entirely due to fewer multi-unit housing starts. Builders have scaled back activity to manage a relatively high number of unsold new multi-unit dwellings, particularly townhouses. Conversely, the trend in single-detached housing starts was up in May compared to the previous month. The limited supply of single-detached homes in established locations in the Greater Toronto Area (GTA) has resulted in higher prices which in turn has encouraged some buyers to move to Hamilton. This migration pattern continued to support single-detached housing construction in Hamilton.

The standalone monthly SAAR of housing starts was 2,190 units in May, up from 1,213 units in April, marking two consecutive monthly increases. This month's increase in the SAAR measure of total housing starts reflected a higher number of single-detached housing starts in both the City of Hamilton and the City of Burlington.

Existing home sales increased by 4.7 per cent in May compared to April, on a seasonally adjusted basis. The number of sales grew at the same pace as the number of new listings in May, holding the sales-to-new-listings ratio steady at 76 per cent. On a seasonally adjusted basis, the average existing home price was up 0.4 per cent in May, following last month's marginal decline. Existing single-detached home sales increased in May. Generally, singles are the highest priced homes and a greater percentage of them in sales will pull up the average price. More specifically, single-detached dwellings accounted for 67 per cent of total sales in May 2015 and remained the most popular home type among existing home buyers in Hamilton.

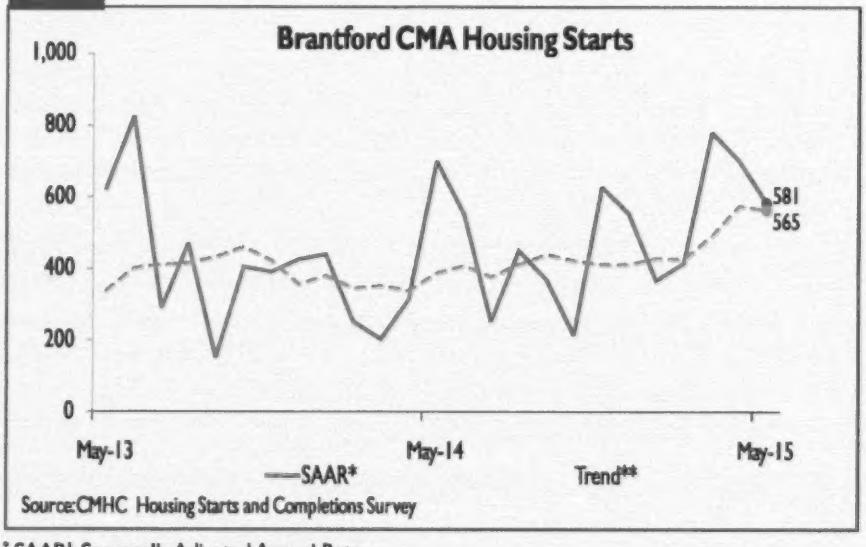
According to Statistics Canada labour force survey data, employment in Hamilton was up 1.3 per cent in May compared to April, on a seasonally adjusted basis. This May marked the strongest monthly growth in employment since November 2013. The unemployment rate declined to 5.1 per cent, the lowest since May 2005. Strong employment growth bodes well for housing demand.

Brantford CMA Total Housing Starts Trend was Practically Unchanged

Housing starts in the Brantford Census Metropolitan Area (CMA) were trending at 565 units in May compared to 573 units in April, practically unchanged. A relatively high number of townhouse starts completely offset a weaker performance in apartment construction. Strong employment growth among the 25 to 44 age group continued to support the demand for townhouses. This age group has a higher concentration of first-time buyers, who tend to be more price-sensitive than other buyers. New townhouses are generally more affordable than new single-detached dwellings. The standalone monthly SAAR of housing starts was 581 units in May, down from 701 units in April. The May decrease in the SAAR measure of total housing starts reflected a slower pace in single-detached housing construction.

On a seasonally adjusted basis, Brantford's existing home sales declined in May compared to April, according to data from the Brantford Regional Real Estate Association. The May decline in existing home sales

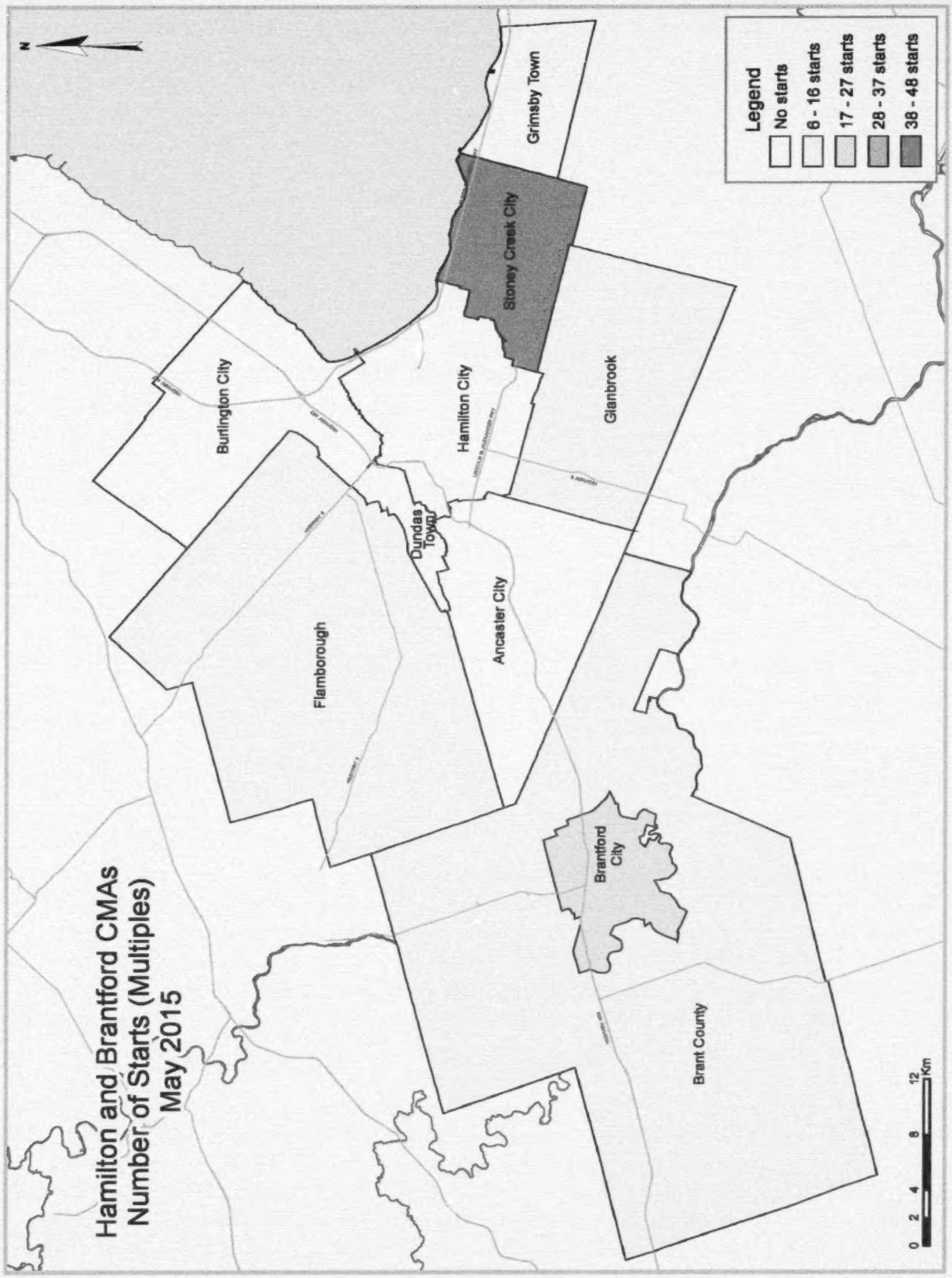
Figure 2

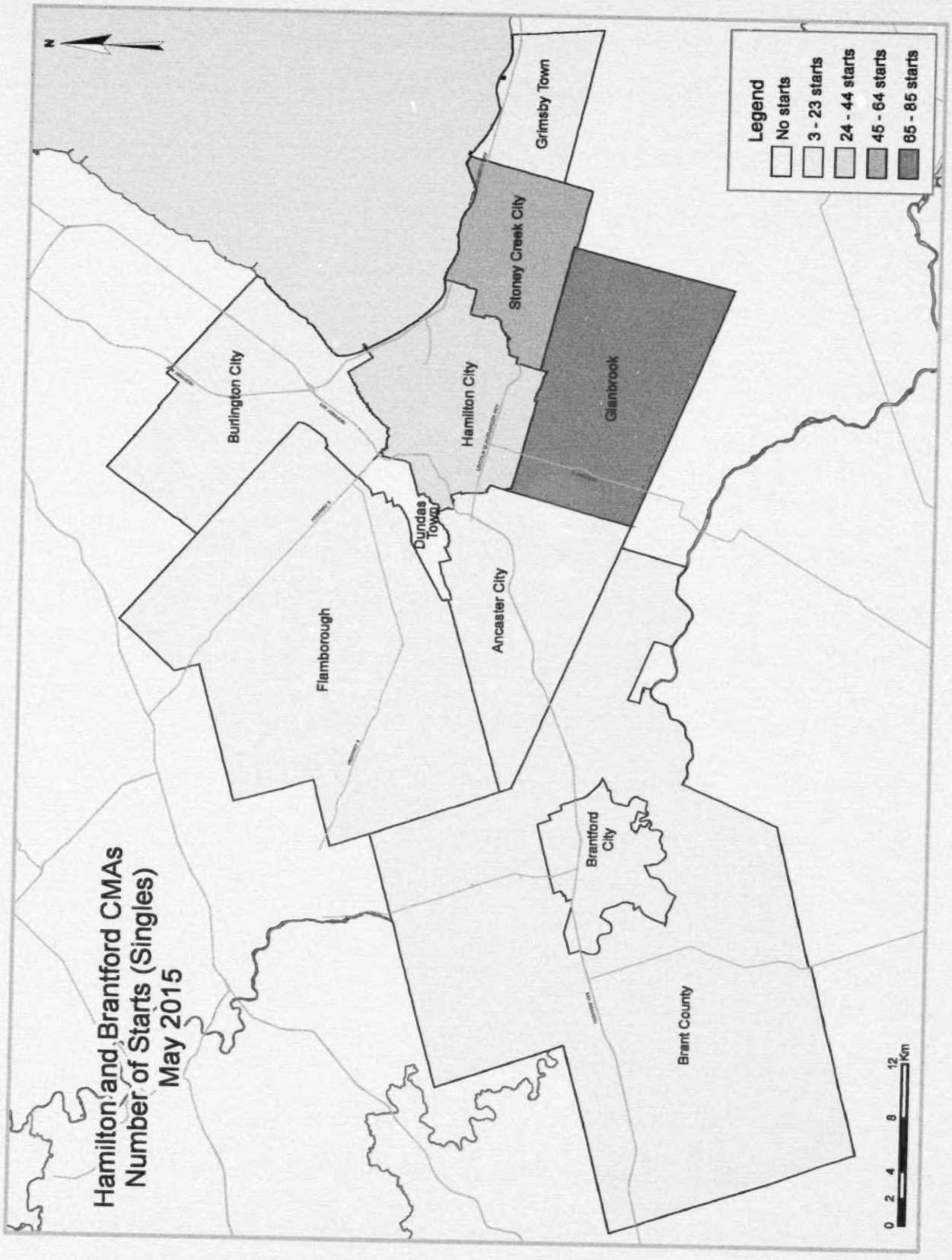


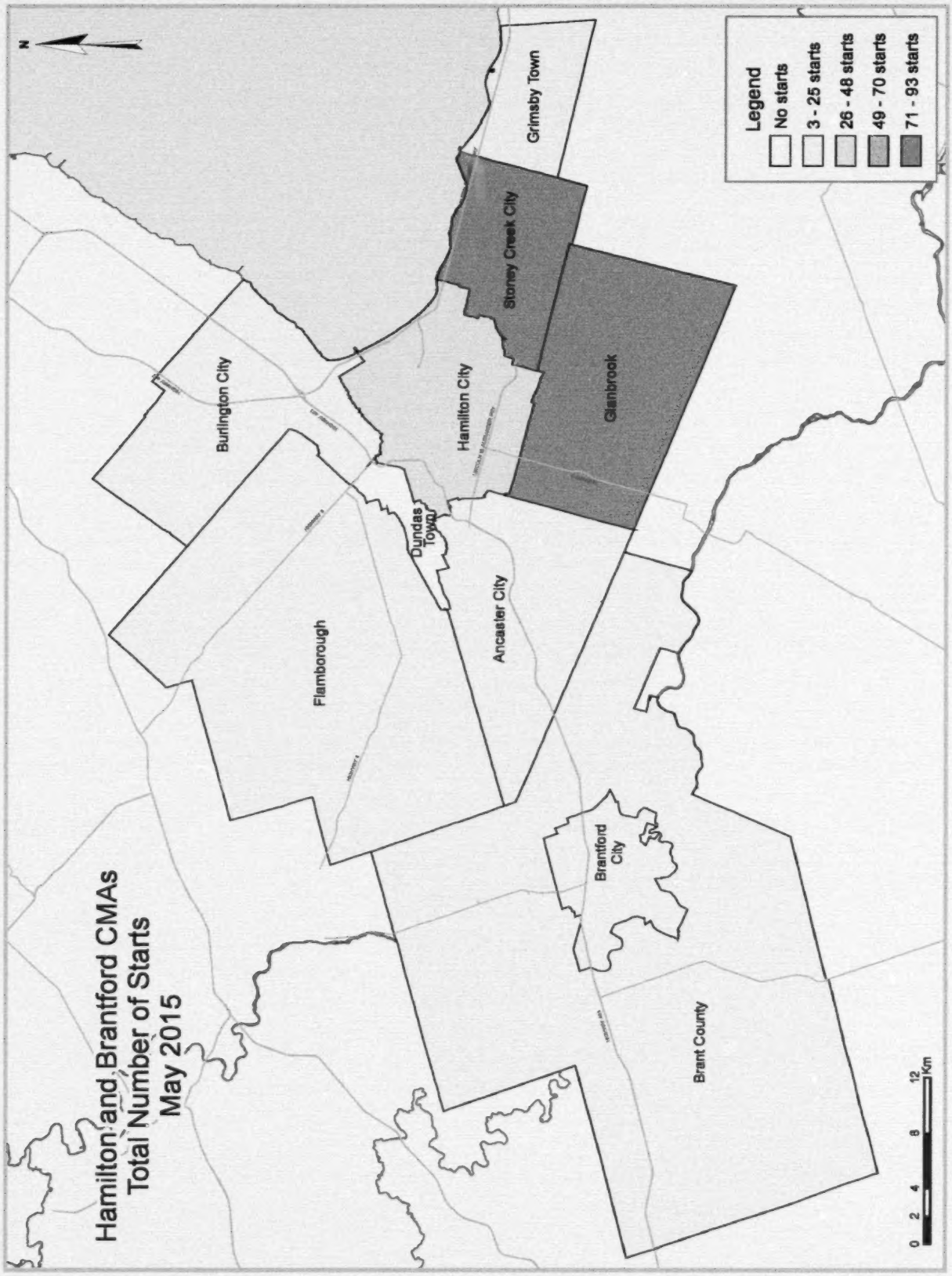
* SAAR¹: Seasonally Adjusted Annual Rate.
** Trend: Six-month moving average of the SAAR

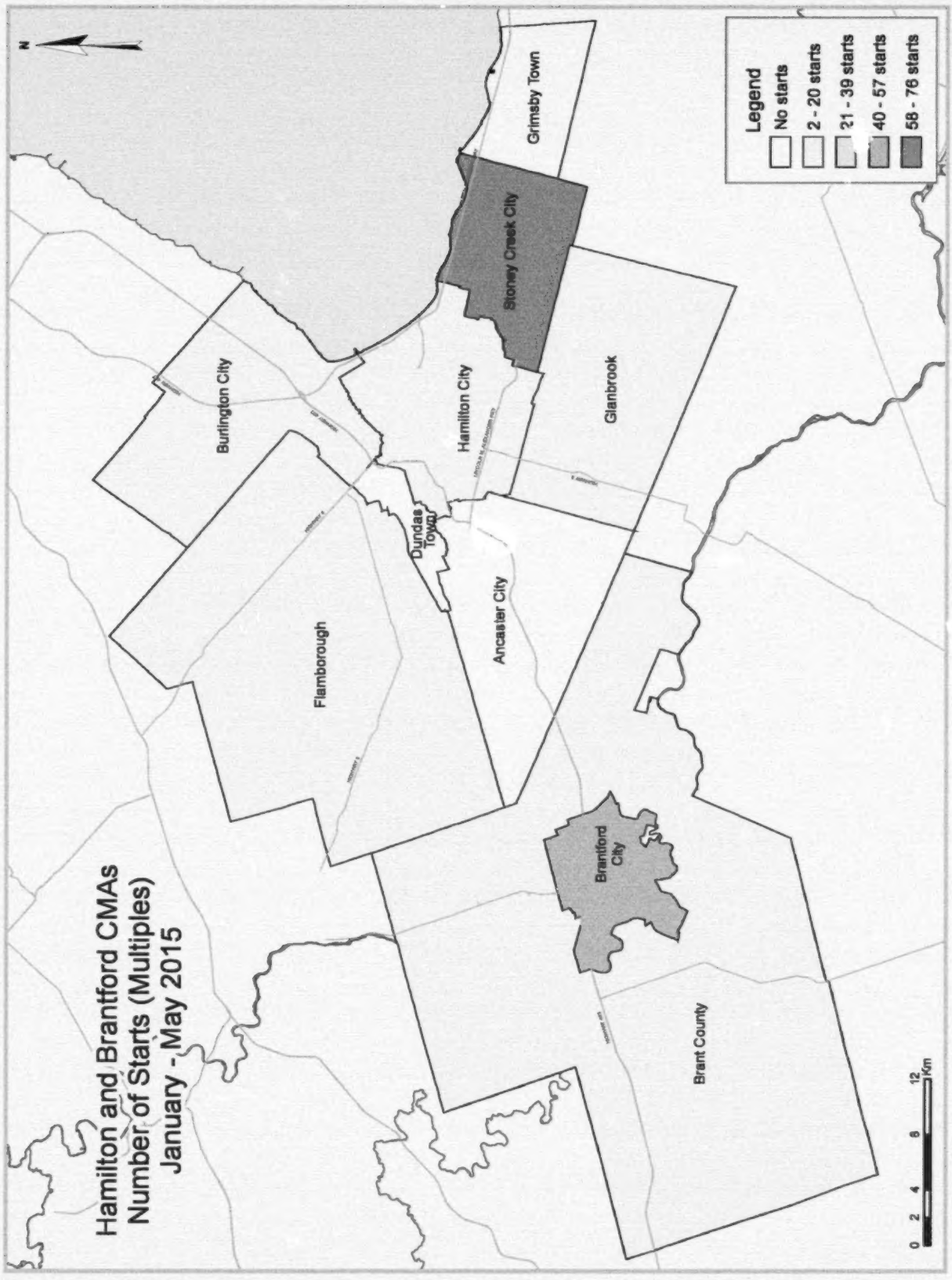
followed a significant increase in the previous month. The number of new listings was down three per cent in May. This month's decline in new listings was not as steep as the decline in sales. Consequently, the sales-to-new-listings ratio was down to 83 per cent from a record level of 99 per cent in April. The average existing home price was up 0.5 per cent in May, compared to a month-over-month increase of 13 per cent in April, on a seasonally adjusted basis. A sales-to-new-listings ratio of 99 per cent is unusually high and was a factor in the unusually high price appreciation in April 2015.

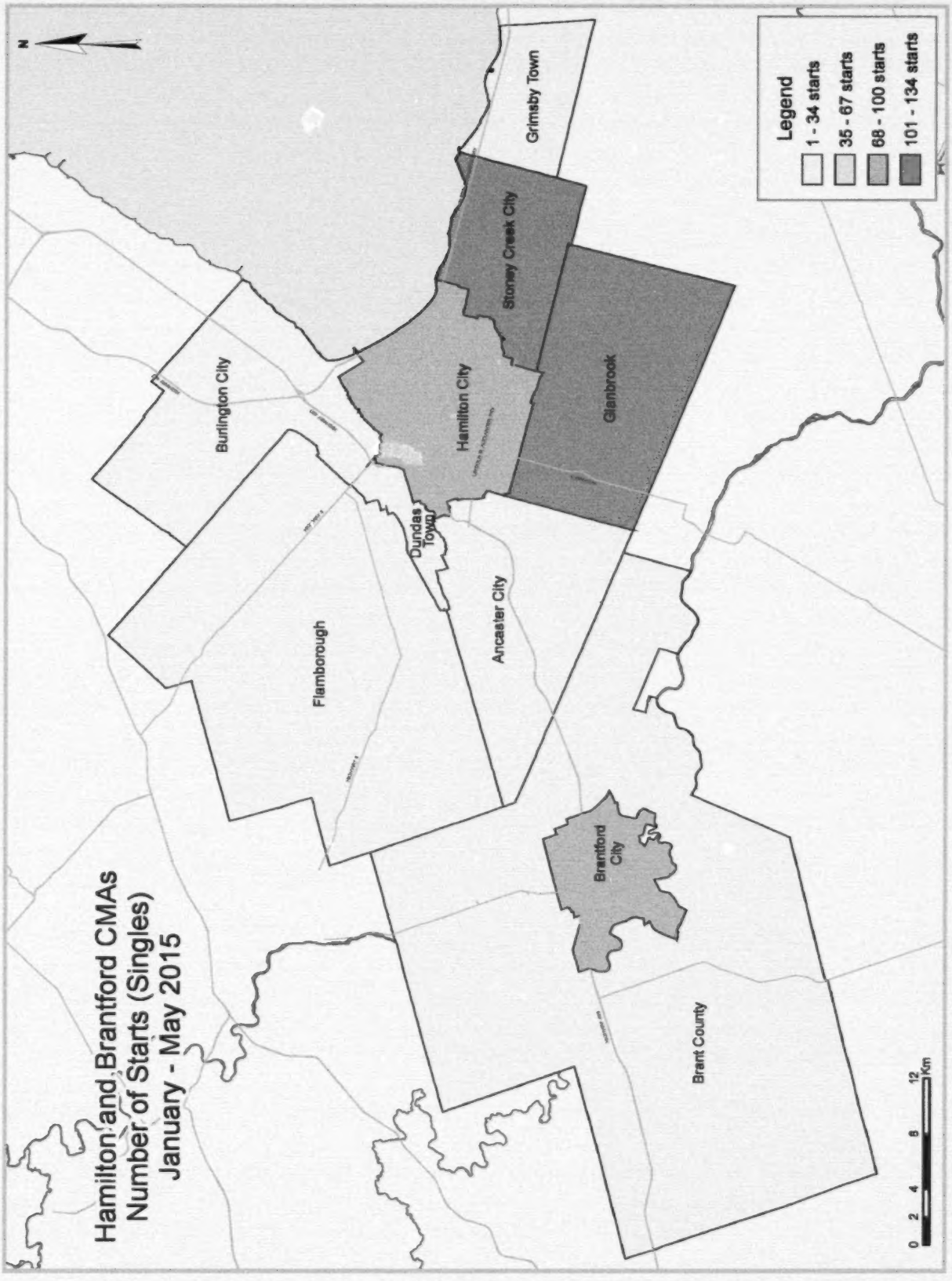
Total employment in Brantford was down 2.8 per cent in May compared to April, on a seasonally adjusted basis. This was the second back-to-back monthly decline. Prior to the April and May declines, total employment in Brantford had increased for six consecutive months. Generally, changes in employment only affect housing demand after a lag of three to six months. Employment remained at a relatively high level and will continue to support housing demand in Brantford.


Hamilton and Brantford CMAs
Number of Starts (Multiples)
May 2015
N
Legend
No starts
6 - 16 starts
17 - 27 starts
28 - 37 starts
38 - 48 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
May 2015
N
Legend
No starts
3 - 23 starts
24 - 44 starts
45 - 64 starts
65 - 85 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
May 2015
N
Legend
No starts
3 - 25 starts
26 - 48 starts
49 - 70 starts
71 - 93 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Burlington City
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - May 2015
N
Legend
No starts
2 - 20 starts
21 - 39 starts
40 - 57 starts
58 - 76 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - May 2015
N
Legend
1 - 34 starts
35 - 67 starts
68 - 100 starts
101 - 134 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

Hamilton and Brantford CMAs
Total Number of Starts
January - May 2015
N
Legend
1 - 53 starts
54 - 105 starts
106 - 157 starts
158 - 210 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) May 2015		
Hamilton CMA[1]	April 2015	May 2015
Trend[2]	1,489	1,339
SAAR	1,213	2,190
	May 2014	May 2015
Actual		
May - Single-Detached	144	177
May - Multiples	344	62
May - Total	488	239
January to May - Single-Detached	429	413
January to May - Multiples	770	100
January to May - Total	1,199	513

Table 1b: Housing Starts (SAAR and Trend) May 2015		
Brantford CMA[1]	April 2015	May 2015
Trend[2]	573	565
SAAR	701	581
	May 2014	May 2015
Actual		
May - Single-Detached	16	18
May - Multiples	42	27
May - Total	58	45
January to May - Single-Detached	69	113
January to May - Multiples	61	64
January to May - Total	130	177

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2015	177	0	57	0	5	0	0	0	239
May 2014	143	18	174	1	74	78	0	0	488
% Change	23.8	-100.0	-67.2	-100.0	-93.2	-100.0	n/a	n/a	-51.0
Year-to-date 2015	411	2	69	2	27	0	2	0	513
Year-to-date 2014	425	20	391	4	121	165	0	73	1,199
% Change	-3.3	-90.0	-82.4	-50.0	-77.7	-100.0	n/a	-100.0	-57.2
UNDER CONSTRUCTION									
May 2015	660	24	321	6	129	370	146	281	1,937
May 2014	643	56	539	5	353	638	182	430	2,846
% Change	2.6	-57.1	-40.4	20.0	-63.5	-42.0	-19.8	-34.7	-31.9
COMPLETIONS									
May 2015	67	50	175	0	28	0	0	148	468
May 2014	66	8	10	1	7	210	0	0	302
% Change	1.5	**	**	-100.0	**	-100.0	n/a	n/a	55.0
Year-to-date 2015	419	80	358	0	116	138	38	148	1,297
Year-to-date 2014	401	50	158	9	59	210	0	2	889
% Change	4.5	60.0	126.6	-100.0	96.6	-34.3	n/a	**	45.9
COMPLETED & NOT ABSORBED									
May 2015	58	6	76	0	18	17	n/a	n/a	175
May 2014	74	26	3	2	5	10	n/a	n/a	120
% Change	-21.6	-76.9	**	-100.0	**	70.0	n/a	n/a	45.8
ABSORBED									
May 2015	65	44	138	0	25	0	n/a	n/a	272
May 2014	56	2	10	2	7	200	n/a	n/a	277
% Change	16.1	**	**	-100.0	**	-100.0	n/a	n/a	-1.8
Year-to-date 2015	424	75	293	2	103	124	n/a	n/a	1,021
Year-to-date 2014	398	30	158	9	61	200	n/a	n/a	856
% Change	6.5	150.0	85.4	-77.8	68.9	-38.0	n/a	n/a	19.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA May 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2015	18	0	27	0	0	0	0	0	45
May 2014	15	2	8	1	8	0	0	24	58
% Change	20.0	-100.0	**	-100.0	-100.0	n/a	n/a	-100.0	-22.4
Year-to-date 2015	112	0	52	1	12	0	0	0	177
Year-to-date 2014	65	2	13	4	8	0	8	30	130
% Change	72.3	-100.0	**	-75.0	50.0	n/a	-100.0	-100.0	36.2
UNDER CONSTRUCTION									
May 2015	140	2	52	0	33	0	0	60	287
May 2014	152	8	32	4	47	0	8	30	281
% Change	-7.9	-75.0	62.5	-100.0	-29.8	n/a	-100.0	100.0	2.1
COMPLETIONS									
May 2015	48	0	0	4	4	0	0	0	56
May 2014	16	0	0	0	5	0	0	0	21
% Change	200.0	n/a	n/a	n/a	-20.0	n/a	n/a	n/a	166.7
Year-to-date 2015	116	2	11	6	22	0	3	0	160
Year-to-date 2014	77	4	10	0	23	0	0	0	114
% Change	50.6	-50.0	10.0	n/a	-4.3	n/a	n/a	n/a	40.4
COMPLETED & NOT ABSORBED									
May 2015	21	2	1	3	9	0	n/a	n/a	36
May 2014	18	0	4	0	13	0	n/a	n/a	35
% Change	16.7	n/a	-75.0	n/a	-30.8	n/a	n/a	n/a	2.9
ABSORBED									
May 2015	41	0	0	2	2	0	n/a	n/a	45
May 2014	14	0	4	0	9	0	n/a	n/a	27
% Change	192.9	n/a	-100.0	n/a	-77.8	n/a	n/a	n/a	66.7
Year-to-date 2015	122	0	10	4	23	0	n/a	n/a	162
Year-to-date 2014	85	4	22	0	24	0	n/a	n/a	136
% Change	43.5	-100.0	-54.5	n/a	-4.2	n/a	n/a	n/a	19.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
May 2015	168	0	57	0	5	0	0	0	230
May 2014	118	18	88	0	53	0	0	0	277
Former Hamilton City									
May 2015	26	0	0	0	0	0	0	0	26
May 2014	39	18	0	0	0	0	0	0	57
Stoney Creek City									
May 2015	45	0	43	0	5	0	0	0	93
May 2014	38	0	21	0	26	0	0	0	85
Ancaster City									
May 2015	6	0	0	0	0	0	0	0	6
May 2014	20	0	25	0	0	0	0	0	45
Dundas Town									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	1	0	0	0	0	0	0	0	1
Flamborough									
May 2015	6	0	7	0	0	0	0	0	13
May 2014	5	0	22	0	0	0	0	0	27
Glanbrook									
May 2015	85	0	7	0	0	0	0	0	92
May 2014	15	0	20	0	27	0	0	0	62
City of Burlington									
May 2015	6	0	0	0	0	0	0	0	6
May 2014	4	0	0	0	0	78	0	0	82
Grimsby									
May 2015	3	0	0	0	0	0	0	0	3
May 2014	21	0	86	1	21	0	0	0	129
Hamilton CMA									
May 2015	177	0	57	0	5	0	0	0	239
May 2014	143	18	174	1	74	78	0	0	488
Brant County									
May 2015	15	0	6	0	0	0	0	0	21
May 2014	9	2	0	1	8	0	0	0	20
Brantford City									
May 2015	3	0	21	0	0	0	0	0	24
May 2014	6	0	8	0	0	0	0	24	38
Brantford CMA									
May 2015	18	0	27	0	0	0	0	0	45
May 2014	15	2	8	1	8	0	0	24	58

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
May 2015	523	20	293	0	97	246	146	122	1,447
May 2014	491	42	358	0	211	291	182	123	1,698
Former Hamilton City									
May 2015	98	14	6	0	0	181	132	122	553
May 2014	120	40	54	0	59	195	168	123	759
Stoney Creek City									
May 2015	175	6	128	0	47	65	14	0	435
May 2014	101	0	30	0	40	54	14	0	239
Ancaster City									
May 2015	50	0	17	0	0	0	0	0	67
May 2014	112	0	25	0	0	39	0	0	176
Dundas Town									
May 2015	1	0	0	0	0	0	0	0	1
May 2014	7	0	0	0	0	0	0	0	7
Flamborough									
May 2015	43	0	55	0	0	0	0	0	98
May 2014	49	0	68	0	28	3	0	0	148
Glanbrook									
May 2015	156	0	87	0	50	0	0	0	293
May 2014	102	2	181	0	84	0	0	0	369
City of Burlington									
May 2015	108	4	20	0	32	124	0	155	443
May 2014	70	14	8	0	46	314	0	307	759
Grimsby									
May 2015	29	0	8	6	0	0	0	4	47
May 2014	82	0	173	5	96	33	0	0	389
Hamilton CMA									
May 2015	660	24	321	6	129	370	146	281	1,937
May 2014	643	56	539	5	353	638	182	430	2,846
Brant County									
May 2015	30	2	16	0	0	0	0	0	48
May 2014	54	4	3	4	8	0	0	0	73
Brantford City									
May 2015	110	0	36	0	33	0	0	60	239
May 2014	98	4	29	0	39	0	8	30	208
Brantford CMA									
May 2015	140	2	52	0	33	0	0	60	287
May 2014	152	8	32	4	47	0	8	30	281

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
May 2015	59	50	109	0	11	0	0	0	229
May 2014	62	8	10	1	7	0	0	0	88
Former Hamilton City									
May 2015	5	26	3	0	0	0	0	0	34
May 2014	12	2	0	0	0	0	0	0	14
Stoney Creek City									
May 2015	28	20	61	0	8	0	0	0	117
May 2014	7	6	0	0	0	0	0	0	13
Ancaster City									
May 2015	5	0	0	0	0	0	0	0	5
May 2014	15	0	6	1	0	0	0	0	22
Dundas Town									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	0	0	0	0	0	0	0	0	0
Flamborough									
May 2015	14	4	26	0	3	0	0	0	47
May 2014	2	0	0	0	0	0	0	0	2
Glanbrook									
May 2015	7	0	19	0	0	0	0	0	26
May 2014	26	0	4	0	7	0	0	0	37
City of Burlington									
May 2015	3	0	2	0	14	0	0	115	134
May 2014	2	0	0	0	0	210	0	0	212
Grimsby									
May 2015	5	0	64	0	3	0	0	33	105
May 2014	2	0	0	0	0	0	0	0	2
Hamilton CMA									
May 2015	67	50	175	0	28	0	0	148	468
May 2014	66	8	10	1	7	210	0	0	302
Brant County									
May 2015	10	0	0	4	4	0	0	0	18
May 2014	13	0	0	0	5	0	0	0	18
Brantford City									
May 2015	38	0	0	0	0	0	0	0	38
May 2014	3	0	0	0	0	0	0	0	3
Brantford CMA									
May 2015	48	0	0	4	4	0	0	0	56
May 2014	16	0	0	0	5	0	0	0	21

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
May 2015	46	6	47	0	18	17	n/a	n/a	134
May 2014	56	26	3	0	5	0	n/a	n/a	90
Former Hamilton City									
May 2015	4	6	0	0	4	12	n/a	n/a	26
May 2014	5	0	1	0	0	0	n/a	n/a	6
Stoney Creek City									
May 2015	12	0	23	0	4	0	n/a	n/a	39
May 2014	20	26	1	0	0	0	n/a	n/a	47
Ancaster City									
May 2015	9	0	12	0	0	2	n/a	n/a	23
May 2014	13	0	0	0	0	0	n/a	n/a	13
Dundas Town									
May 2015	0	0	0	0	0	0	n/a	n/a	0
May 2014	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
May 2015	1	0	0	0	0	3	n/a	n/a	4
May 2014	2	0	1	0	0	0	n/a	n/a	3
Glanbrook									
May 2015	20	0	12	0	10	0	n/a	n/a	42
May 2014	16	0	0	0	5	0	n/a	n/a	21
City of Burlington									
May 2015	9	0	3	0	0	0	n/a	n/a	12
May 2014	8	0	0	0	0	10	n/a	n/a	18
Grimsby									
May 2015	3	0	26	0	0	0	n/a	n/a	29
May 2014	10	0	0	2	0	0	n/a	n/a	12
Hamilton CMA									
May 2015	58	6	76	0	18	17	n/a	n/a	175
May 2014	74	26	3	2	5	10	n/a	n/a	120
Brant County									
May 2015	5	0	0	3	3	0	n/a	n/a	11
May 2014	5	0	0	0	1	0	n/a	n/a	6
Brantford City									
May 2015	16	2	1	0	6	0	n/a	n/a	25
May 2014	13	0	4	0	12	0	n/a	n/a	29
Brantford CMA									
May 2015	21	2	1	3	9	0	n/a	n/a	36
May 2014	18	0	4	0	13	0	n/a	n/a	35

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
May 2015	55	44	87	0	8	0	n/a	n/a	194
May 2014	53	2	10	1	7	0	n/a	n/a	73
Former Hamilton City									
May 2015	7	20	0	0	0	0	n/a	n/a	27
May 2014	13	2	0	0	0	0	n/a	n/a	15
Stoney Creek City									
May 2015	24	20	50	0	4	0	n/a	n/a	98
May 2014	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
May 2015	5	0	0	0	0	0	n/a	n/a	5
May 2014	16	0	6	1	0	0	n/a	n/a	23
Dundas Town									
May 2015	0	0	0	0	0	0	n/a	n/a	0
May 2014	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
May 2015	14	4	26	0	3	0	n/a	n/a	47
May 2014	2	0	0	0	0	0	n/a	n/a	2
Glanbrook									
May 2015	5	0	11	0	1	0	n/a	n/a	17
May 2014	22	0	4	0	7	0	n/a	n/a	33
City of Burlington									
May 2015	3	0	2	0	14	0	n/a	n/a	19
May 2014	2	0	0	0	0	200	n/a	n/a	202
Grimsby									
May 2015	7	0	49	0	3	0	n/a	n/a	59
May 2014	1	0	0	1	0	0	n/a	n/a	2
Hamilton CMA									
May 2015	65	44	138	0	25	0	n/a	n/a	272
May 2014	56	2	10	2	7	200	n/a	n/a	277
Brant County									
May 2015	8	0	0	2	2	0	n/a	n/a	12
May 2014	12	0	0	0	5	0	n/a	n/a	17
Brantford City									
May 2015	33	0	0	0	0	0	n/a	n/a	33
May 2014	2	0	4	0	4	0	n/a	n/a	10
Brantford CMA									
May 2015	41	0	0	2	2	0	n/a	n/a	45
May 2014	14	0	4	0	9	0	n/a	n/a	27

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,143	110	825	10	240	378	0	126	2,832
% Change	-0.6	12.2	91.9	11.1	-22.6	11.5	-100.0	-64.9	4.5
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	263	2	16	15	52	0	8	60	416
% Change	0.8	-80.0	-80.7	n/a	23.8	n/a	n/a	n/a	5.1
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	% Change
Hamilton CMA	177	144	0	18	62	248	0	78	239	488	-51.0
City of Hamilton	168	118	0	18	62	141	0	0	230	277	-17.0
Former Hamilton City	26	39	0	18	0	0	0	0	26	57	-54.4
Stoney Creek City	45	38	0	0	48	47	0	0	93	85	9.4
Ancaster City	6	20	0	0	0	25	0	0	6	45	-86.7
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	6	5	0	0	7	22	0	0	13	27	-51.9
Glanbrook	85	15	0	0	7	47	0	0	92	62	48.4
City of Burlington	6	4	0	0	0	0	0	78	6	82	-92.7
Grimsby	3	22	0	0	0	107	0	0	3	129	-97.7
Brantford CMA	18	16	0	2	27	16	0	24	45	58	-22.4
Brant County	15	10	0	2	6	8	0	0	21	20	5.0
Brantford City	3	6	0	0	21	8	0	24	24	38	-36.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Hamilton CMA	413	429	4	20	96	512	0	238	513	1,199	-57.2
City of Hamilton	377	336	4	20	88	346	0	127	469	829	-43.4
Former Hamilton City	74	90	2	18	0	65	0	73	76	246	-69.1
Stoney Creek City	134	82	2	0	74	47	0	54	210	183	14.8
Ancaster City	25	78	0	0	0	25	0	0	25	103	-75.7
Dundas Town	1	2	0	0	0	0	0	0	1	2	-50.0
Flamborough	15	15	0	0	7	88	0	0	22	103	-78.6
Glanbrook	128	69	0	2	7	121	0	0	135	192	-29.7
City of Burlington	27	14	0	0	8	9	0	78	35	101	-65.3
Grimsby	9	79	0	0	0	157	0	33	9	269	-96.7
Brantford CMA	113	69	0	2	64	29	0	30	177	130	36.2
Brant County	22	38	0	2	16	8	0	0	38	48	-20.8
Brantford City	91	31	0	0	48	21	0	30	139	82	69.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Hamilton CMA	62	248	0	0	0	78	0	0
City of Hamilton	62	141	0	0	0	0	0	0
Former Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	48	47	0	0	0	0	0	0
Ancaster City	0	25	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	7	22	0	0	0	0	0	0
Glanbrook	7	47	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	78	0	0
Grimsby	0	107	0	0	0	0	0	0
Brantford CMA	27	16	0	0	0	0	0	24
Brant County	6	8	0	0	0	0	0	0
Brantford City	21	8	0	0	0	0	0	24

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	96	512	0	0	0	165	0	73
City of Hamilton	88	346	0	0	0	54	0	73
Former Hamilton City	0	65	0	0	0	0	0	73
Stoney Creek City	74	47	0	0	0	54	0	0
Ancaster City	0	25	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	7	88	0	0	0	0	0	0
Glanbrook	7	121	0	0	0	0	0	0
City of Burlington	8	9	0	0	0	78	0	0
Grimsby	0	157	0	0	0	33	0	0
Brantford CMA	64	21	0	8	0	0	0	30
Brant County	16	8	0	0	0	0	0	0
Brantford City	48	13	0	8	0	0	0	30

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market May 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Hamilton CMA	234	335	5	153	0	0	239	488
City of Hamilton	225	224	5	53	0	0	230	277
Former Hamilton City	26	57	0	0	0	0	26	57
Stoney Creek City	88	59	5	26	0	0	93	85
Ancaster City	6	45	0	0	0	0	6	45
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	13	27	0	0	0	0	13	27
Glanbrook	92	35	0	27	0	0	92	62
City of Burlington	6	4	0	78	0	0	6	82
Grimsby	3	107	0	22	0	0	3	129
Brantford CMA	45	25	0	9	0	24	45	58
Brant County	21	11	0	9	0	0	21	20
Brantford City	24	14	0	0	0	24	24	38

Table 2.5: Starts by Submarket and by Intended Market January - May 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	482	836	29	290	2	73	513	1,199
City of Hamilton	448	621	19	135	2	73	469	829
Former Hamilton City	74	173	0	0	2	73	76	246
Stoney Creek City	191	103	19	80	0	0	210	183
Ancaster City	25	103	0	0	0	0	25	103
Dundas Town	1	2	0	0	0	0	1	2
Flamborough	22	75	0	28	0	0	22	103
Glanbrook	135	165	0	27	0	0	135	192
City of Burlington	27	14	8	87	0	0	35	101
Grimsby	7	201	2	68	0	0	9	269
Brantford CMA	164	80	13	12	0	38	177	130
Brant County	37	36	1	12	0	0	38	48
Brantford City	127	44	12	0	0	38	139	82

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	% Change
Hamilton CMA	67	67	50	8	203	11	148	216	468	302	55.0
City of Hamilton	59	63	50	8	120	11	0	6	229	88	160.2
Former Hamilton City	5	12	26	2	3	0	0	0	34	14	142.9
Stoney Creek City	28	7	20	6	69	0	0	0	117	13	**
Ancaster City	5	16	0	0	0	0	0	6	5	22	-77.3
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	14	2	4	0	29	0	0	0	47	2	**
Glanbrook	7	26	0	0	19	11	0	0	26	37	-29.7
City of Burlington	3	2	0	0	16	0	115	210	134	212	-36.8
Grimsby	5	2	0	0	67	0	33	0	105	2	**
Brantford CMA	52	16	0	0	4	5	0	0	56	21	166.7
Brant County	14	n/a	0	0	4	5	0	0	18	18	0.0
Brantford City	38	3	0	0	0	0	0	0	38	3	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Hamilton CMA	419	410	82	50	510	211	286	218	1297	889	45.9
City of Hamilton	342	358	82	50	300	166	138	8	862	582	48.1
Former Hamilton City	72	92	42	10	60	13	99	0	273	115	137.4
Stoney Creek City	121	41	36	34	130	25	0	0	287	100	187.0
Ancaster City	46	106	0	0	25	32	39	6	110	144	-23.6
Dundas Town	3	2	0	0	0	0	0	0	3	2	50.0
Flamborough	54	15	4	6	40	16	0	2	98	39	151.3
Glanbrook	46	102	0	0	45	80	0	0	91	182	-50.0
City of Burlington	27	31	0	0	62	42	115	210	204	283	-27.9
Grimsby	50	21	0	0	148	3	33	0	231	24	**
Brantford CMA	122	77	2	4	36	33	0	0	160	114	40.4
Brant County	48	n/a	0	0	4	14	0	0	52	60	-13.3
Brantford City	74	31	2	4	32	19	0	0	108	54	100.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Hamilton CMA	203	11	0	0	0	216	148	0
City of Hamilton	120	11	0	0	0	6	0	0
Former Hamilton City	3	0	0	0	0	0	0	0
Stoney Creek City	69	0	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	6	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	29	0	0	0	0	0	0	0
Glanbrook	19	11	0	0	0	0	0	0
City of Burlington	16	0	0	0	0	210	115	0
Grimsby	67	0	0	0	0	0	33	0
Brantford CMA	4	5	0	0	0	0	0	0
Brant County	4	5	0	0	0	0	0	0
Brantford City	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	474	211	36	0	138	216	148	2
City of Hamilton	264	166	36	0	138	6	0	2
Former Hamilton City	24	13	36	0	99	0	0	0
Stoney Creek City	130	25	0	0	0	0	0	0
Ancaster City	25	32	0	0	39	6	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	40	16	0	0	0	0	0	2
Glanbrook	45	80	0	0	0	0	0	0
City of Burlington	62	42	0	0	0	210	115	0
Grimsby	148	3	0	0	0	0	33	0
Brantford CMA	33	33	3	0	0	0	0	0
Brant County	4	14	0	0	0	0	0	0
Brantford City	29	19	3	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2015

Submarket	Freehold		Condominium		Rental		Total*	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Hamilton CMA	292	84	28	218	148	0	468	302
City of Hamilton	218	80	11	8	0	0	229	88
Former Hamilton City	34	14	0	0	0	0	34	14
Stoney Creek City	109	13	8	0	0	0	117	13
Ancaster City	5	21	0	1	0	0	5	22
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	44	2	3	0	0	0	47	2
Glanbrook	26	30	0	7	0	0	26	37
City of Burlington	5	2	14	210	115	0	134	212
Grimsby	69	2	3	0	33	0	105	2
Brantford CMA	48	16	8	5	0	0	56	21
Brant County	10	13	8	5	0	0	18	18
Brantford City	38	3	0	0	0	0	38	3

Table 3.5: Completions by Submarket and by Intended Market
January - May 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	857	609	254	278	186	2	1,297	889
City of Hamilton	629	549	195	31	38	2	862	582
Former Hamilton City	122	115	113	0	38	0	273	115
Stoney Creek City	261	100	26	0	0	0	287	100
Ancaster City	71	142	39	2	0	0	110	144
Dundas Town	3	2	0	0	0	0	3	2
Flamborough	95	25	3	12	0	2	98	39
Glanbrook	77	165	14	17	0	0	91	182
City of Burlington	49	43	40	240	115	0	204	283
Grimsby	179	17	19	7	33	0	231	24
Brantford CMA	129	91	28	23	3	0	160	114
Brant County	42	46	10	14	0	0	52	60
Brantford City	87	45	18	9	3	0	108	54

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
May 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
May 2015	7	13.2	13	24.5	5	9.4	8	15.1	20	37.7	53	470,000	490,918
May 2014	9	17.3	6	11.5	6	11.5	16	30.8	15	28.8	52	470,842	508,507
Year-to-date 2015	36	10.7	64	19.0	22	6.5	75	22.3	140	41.5	337	480,000	505,637
Year-to-date 2014	45	12.8	42	12.0	81	23.1	70	19.9	113	32.2	351	456,900	486,605
Former Hamilton City													
May 2015	0	0.0	0	0.0	1	14.3	4	57.1	2	28.6	7	--	--
May 2014	0	0.0	1	7.7	5	38.5	4	30.8	3	23.1	13	465,000	584,628
Year-to-date 2015	4	5.7	8	11.4	7	10.0	37	52.9	14	20.0	70	469,000	466,809
Year-to-date 2014	4	4.3	15	16.3	39	42.4	13	14.1	21	22.8	92	429,450	476,581
Stoney Creek City													
May 2015	3	12.5	4	16.7	3	12.5	1	4.2	13	54.2	24	524,000	495,356
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	9	7.8	17	14.8	8	7.0	14	12.2	67	58.3	115	529,000	522,014
Year-to-date 2014	8	19.0	6	14.3	9	21.4	5	11.9	14	33.3	42	449,450	458,581
Ancaster City													
May 2015	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
May 2014	0	0.0	2	13.3	1	6.7	4	26.7	8	53.3	15	522,900	574,699
Year-to-date 2015	3	6.0	0	0.0	2	4.0	10	20.0	35	70.0	50	549,495	637,889
Year-to-date 2014	1	1.0	8	7.6	15	14.3	25	23.8	56	53.3	105	504,900	538,462
Dundas Town													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Flamborough													
May 2015	3	23.1	8	61.5	0	0.0	1	7.7	1	7.7	13	379,000	418,707
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2015	13	23.2	27	48.2	1	1.8	4	7.1	11	19.6	56	370,450	448,624
Year-to-date 2014	3	25.0	0	0.0	0	0.0	0	0.0	9	75.0	12	587,000	659,249
Glanbrook													
May 2015	1	20.0	1	20.0	0	0.0	2	40.0	1	20.0	5	--	--
May 2014	9	40.9	3	13.6	0	0.0	8	36.4	2	9.1	22	394,990	417,580
Year-to-date 2015	7	16.3	12	27.9	4	9.3	9	20.9	11	25.6	43	429,000	442,204
Year-to-date 2014	29	29.6	13	13.3	18	18.4	27	27.6	11	11.2	98	428,015	422,182
City of Burlington													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	1,450,000	1,508,208
Year-to-date 2014	0	0.0	1	3.2	0	0.0	0	0.0	30	96.8	31	724,990	1,371,319
Grimsby													
May 2015	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	--	--
May 2014	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2015	8	13.3	12	20.0	17	28.3	12	20.0	11	18.3	60	429,500	453,506
Year-to-date 2014	3	21.4	1	7.1	3	21.4	3	21.4	4	28.6	14	442,450	441,471

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range May 2015													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
May 2015	7	11.3	13	21.0	5	8.1	12	19.4	25	40.3	62	484,500	545,418
May 2014	9	16.1	6	10.7	7	12.5	17	30.4	17	30.4	56	474,342	522,967
Year-to-date 2015	44	10.5	76	18.1	39	9.3	87	20.7	175	41.6	421	480,000	555,361
Year-to-date 2014	48	12.1	44	11.1	84	21.2	73	18.4	147	37.1	396	465,000	554,267

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
May 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
May 2015	0	0.0	0	0.0	2	20.0	0	0.0	8	80.0	10	650,000	666,990
May 2014	1	8.3	1	8.3	2	16.7	4	33.3	4	33.3	12	463,000	488,678
Year-to-date 2015	6	11.8	6	11.8	9	17.6	4	7.8	26	51.0	51	529,900	518,890
Year-to-date 2014	4	8.5	4	8.5	4	8.5	8	17.0	27	57.4	47	550,000	542,825
Brantford City													
May 2015	6	18.2	7	21.2	12	36.4	4	12.1	4	12.1	33	417,000	419,780
May 2014	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2015	22	30.1	15	20.5	18	24.7	12	16.4	6	8.2	73	399,900	397,336
Year-to-date 2014	21	55.3	14	36.8	2	5.3	0	0.0	1	2.6	38	346,990	337,686
Brantford CMA													
May 2015	6	14.0	7	16.3	14	32.6	4	9.3	12	27.9	43	434,990	477,271
May 2014	2	14.3	2	14.3	2	14.3	4	28.6	4	28.6	14	458,000	469,224
Year-to-date 2015	28	22.6	21	16.9	27	21.8	16	12.9	32	25.8	124	425,000	447,330
Year-to-date 2014	25	29.4	18	21.2	6	7.1	8	9.4	28	32.9	85	395,000	451,116

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2015

Submarket	May 2015	May 2014	% Change	YTD 2015	YTD 2014	% Change
Hamilton CMA	545,418	522,967	4.3	555,361	554,267	0.2
City of Hamilton	490,918	508,507	-3.5	505,637	486,605	3.9
Former Hamilton City	--	584,628	n/a	466,809	476,581	-2.1
Stoney Creek City	495,356	--	n/a	522,014	458,581	13.8
Ancaster City	--	574,699	n/a	637,889	538,462	18.5
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	418,707	--	n/a	448,624	659,249	-31.9
Glanbrook	--	417,580	n/a	442,204	422,182	4.7
City of Burlington	--	--	n/a	1,508,208	1,371,319	10.0
Grimsby	--	--	n/a	453,506	441,471	2.7
Brantford CMA	477,271	469,224	1.7	447,330	451,116	-0.8
Brant County	666,990	488,678	36.5	518,890	542,825	-4.4
Brantford City	419,780	--	n/a	397,336	337,686	17.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton May 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	742	3.2	1,108	1,349	1,555	71.3	386,451	10.4	395,530
	February	922	1.1	1,071	1,306	1,506	71.1	398,239	6.1	392,760
	March	1,215	8.4	1,133	1,731	1,523	74.4	410,553	5.8	403,992
	April	1,427	-2.0	1,149	2,089	1,641	70.0	414,736	9.3	399,262
	May	1,605	4.2	1,230	2,309	1,730	71.1	406,007	-2.6	394,000
	June	1,525	16.1	1,230	2,077	1,698	72.4	409,195	4.8	401,202
	July	1,496	20.9	1,266	1,808	1,655	76.5	412,694	7.7	410,200
	August	1,164	1.1	1,224	1,447	1,628	75.2	397,938	5.8	404,566
	September	1,227	6.3	1,234	1,881	1,614	76.5	411,699	5.4	412,158
	October	1,208	4.4	1,210	1,669	1,682	71.9	420,565	9.4	421,127
	November	1,051	2.8	1,281	1,155	1,620	79.1	398,590	8.0	404,823
	December	742	7.7	1,189	604	1,575	75.5	387,922	4.6	414,972
2015	January	685	-7.7	1,104	1,328	1,565	70.5	417,700	8.1	427,753
	February	1,041	12.9	1,205	1,339	1,603	75.2	437,386	9.8	430,737
	March	1,342	10.5	1,221	2,009	1,709	71.4	443,706	8.1	433,079
	April	1,642	15.1	1,308	2,225	1,735	75.4	448,007	8.0	431,450
	May	1,752	9.2	1,370	2,433	1,804	75.9	447,019	10.1	433,249
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	2,879	4.6		4,386			400,398	7.1	
	Q1 2015	3,068	6.6		4,676			435,755	8.8	
	YTD 2014	5,911	2.8		8,784			405,383	4.8	
	YTD 2015	6,462	9.3		9,334			441,922	9.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford May 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	97	-17.8	145	193	221	65.6	245,837	-10.4	245,837
	February	110	-30.4	125	166	206	60.7	254,870	5.3	254,870
	March	161	-6.9	151	249	235	64.3	275,975	7.1	275,975
	April	168	-21.1	156	297	245	63.7	277,189	2.4	277,189
	May	218	-7.6	178	323	254	70.1	276,995	5.3	276,995
	June	244	-0.4	196	278	246	79.7	254,012	-3.0	254,012
	July	247	35.0	217	318	264	82.2	286,415	14.3	286,415
	August	193	12.2	192	261	275	69.8	264,296	-4.5	264,296
	September	190	9.8	179	270	233	76.8	262,552	1.3	262,552
	October	178	3.5	178	237	240	74.2	299,147	9.7	299,147
	November	162	6.6	188	182	239	78.7	267,339	-1.8	267,339
	December	107	8.1	170	90	206	82.5	265,594	-9.2	265,594
2015	January	113	16.5	177	186	222	79.7	263,357	7.1	263,357
	February	151	37.3	170	191	248	68.5	285,191	11.9	285,191
	March	200	24.2	185	342	305	60.7	266,681	-3.4	266,681
	April	272	61.9	244	304	245	99.6	301,925	8.9	301,925
	May	232	6.4	196	294	237	82.7	303,422	9.5	303,422
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	368	-18.0		608			261,723	2.0	
	Q1 2015	464	26.1		719			271,895	3.9	
	YTD 2014	754	-16.0		1,228			269,585	3.0	
	YTD 2015	968	28.4		1,317			287,888	6.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
May 2015

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	109.6	123.3	374.7	6.1	63.1	904
	February	595	3.14	5.24	110.0	124.6	378.9	6.0	63.6	896
	March	581	3.14	4.99	110.1	125.1	381.5	5.8	63.9	910
	April	570	3.14	4.79	110.3	125.9	382.9	6.1	64.3	920
	May	570	3.14	4.79	110.6	126.5	381.3	6.3	64.1	935
	June	570	3.14	4.79	111.3	126.9	381.8	6.5	64.3	942
	July	570	3.14	4.79	111.5	126.5	383.8	6.4	64.4	950
	August	570	3.14	4.79	111.8	126.5	385.8	6.1	64.6	949
	September	570	3.14	4.79	112.0	126.7	386.0	5.9	64.3	948
	October	570	3.14	4.79	112.4	126.8	385.2	5.4	63.9	930
	November	570	3.14	4.79	112.9	126.3	383.8	5.3	63.5	919
	December	570	3.14	4.79	113.4	125.4	380.4	5.4	63.0	911
2015	January	570	3.14	4.79	113.5	125.3	379	5.7	62.9	914
	February	567	2.89	4.74	113.4	126.2	377.1	5.6	62.5	917
	March	567	2.89	4.74	113.6	127.1	377.7	5.6	62.5	919
	April	561	2.89	4.64	113.6	126.9	379.8	5.2	62.6	923
	May	561	2.89	4.64		127.7	384.7	5.1	63.2	928
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
May 2015

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.5	123.3	67.7	5.8	65.0	829
	February	595	3.14	5.24	117.9	124.6	67.2	7.1	65.3	835
	March	581	3.14	4.99	117.9	125.1	68.0	7.5	66.3	830
	April	570	3.14	4.79	118.4	125.9	68.6	7.3	66.8	831
	May	570	3.14	4.79	118.4	126.5	69.3	7.1	67.3	836
	June	570	3.14	4.79	118.8	126.9	69.0	6.5	66.5	851
	July	570	3.14	4.79	118.7	126.5	68.8	6.3	66.1	856
	August	570	3.14	4.79	119.1	126.5	68.2	6.2	65.4	872
	September	570	3.14	4.79	119.3	126.7	67.7	6.9	65.5	888
	October	570	3.14	4.79	119.4	126.8	67.8	6.9	65.4	898
	November	570	3.14	4.79	119.6	126.3	68.7	6.5	66.0	887
	December	570	3.14	4.79	119.8	125.4	69.6	6.2	66.7	876
2015	January	570	3.14	4.79	119.7	125.3	71	6.0	67.5	858
	February	567	2.89	4.74	120.1	126.2	72.7	5.5	69.0	856
	March	567	2.89	4.74	120.3	127.1	74.1	5.4	70.2	854
	April	561	2.89	4.64	120.6	126.9	73.3	5.2	69.3	861
	May	561	2.89	4.64		127.7	70.5	5.7	67.0	863
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"Intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2015 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

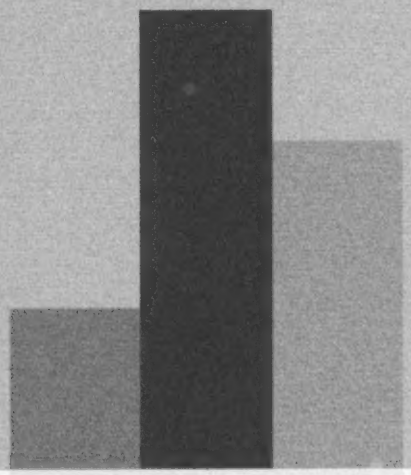
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities – starts, rents, vacancy rates and much more.

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

64227_2015_M06